Creeklake Cove POA Board Meeting
886 Creeklake Drive, Onalaska, TX
July 9, 2025, 6:00 p.m.

<u>Call to Order</u>
The meeting was called to order by Board President:Leonard (Len) Ogle.

Len Ogle acknowledged the attendance of previously elected members Charlotte Rooks, Member-at-Large; and Candy Tillman (by phone due to illness), Treasurer. He also acknowledged the attendance of POA members Cindy Zoeller and John Esgate.

<u>Board Member Replacements and Need for Vote</u>
Len announced that property owner John Hannah had agreed to fill the board position vacated due to the untimely death of our neighbor Jim Avon, who had previously been voted into the position of Board Member.

Len announced that subsequent to the June 21st resignation of previously elected Board Secretary Kathy Kay. Therefore, in attendance at this meeting was Debbie Freeman, who has accepted the pending nomination to the position of Secretary, which term expires at the end of calendar year 2025.

Len also acknowledged that per the January 3, 2025, Board Meeting, it was acknowledged that Carla Helmer and Cindy Zoeller had both chosen not to run for re-election to the Board as President and Treasurer, and that their positions had been properly by filled by Len Ogle and Candy Tillman, respectively, pursuant to an announced election. The only outstanding business in regard to the Board Officers was for the existing Board members to vote for the replacement for the above-mentioned open Board Member position and the open Board Secretary position. Charlotte Rooks made the motion to accept John Hannah as Board Member for the currently vacant seat and Debbie Freeman as Secretary for that currently vacant position. Len Ogle seconded the motion. The remainder of the voting Board voted in favor of these replacements and John Hannah and Debbie Freeman were accepted into the vacant positions.

<u>Treasurer's Report</u>
Candy Tillman announced that as of the current date the current cash-on-hand for the subdivision was $37,829.80.

There are currently lien situations involving 4 properties: 2 currently filed properties, 1 filed property which needs to be updated; and 1 property which needs to be initially filed.

Len asked for a vote in favor of acceptance of the Treasurer's Report, and Board members unanimously voted to accept the report.

Discussions:
Len conducted open discussions regarding various topics:

- How to get payments from delinquent property owners; liens and receivables and how they are listed on our balance sheets; late fee collections
- Property improvement plans for roads, lots and ditches should be presented and facilitated by the Board; funded by the Homeowners;
- John Esgate asked if the Board wished to reappoint a replacement for himself as Chair of the Architectural Committee Chair; it was suggested that an e-mail could be sent to the property owners which, if unfilled after 10 days, the Board can reappoint John, or invite someone else to fill the position
- Len asked each Board member to send him a list of potential projects we would like to see the board engage in

All suggestions proposed will be taken under consideration.

With no other business to discuss, Charlotte made a motion to adjourn the meeting. Debbie seconded the motion. Len adjourned the meeting.

The meeting was dismissed at 7:25 p.m.

Respectfully submitted,
Debbie Freeman
Secretary